

023.0

0001

0025.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

838,900 / 838,900

USE VALUE:

838,900 / 838,900

ASSESSED:

838,900 / 838,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
101 -103		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WANG YI	
Owner 2: LIN YUAN	
Owner 3:	
Street 1: 101 MASS AVE	
Street 2:	

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: COTTER SHIRLEY B -
Owner 2: -
Street 1: 103 MASS AVE
Twn/City: ARLINGTON

StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains .119 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1914, having primarily Vinyl Exterior and 2396 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5189		Sq. Ft.	Site		0	80.	1.00	1			Med. Tr	-10					414,484	340	50				414,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	2594.500	210,350	3,700	207,250	421,300		14816
340	2594.500	210,350		207,250	417,600		GIS Ref
							GIS Ref
							Insp Date
							02/18/09

Total Card / Total Parcel

838,900 / 838,900

Prior Id # 1: 14816

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	52 - Mixed Old			Full Bath:	1	Rating:	Good	FIRST FLR DENTAL PRACTICE - MAY 2004.				EFP OPP (820)	4	EFP EFP12 (60)	2							
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:																
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good															
Prime Wall:	4 - Vinyl			A HBth:		Rating:																
Sec Wall:	11 - Asphalt	50%		OthrFix:		Rating:																
Roof Struct:	2 - Hip			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units 1														
Color:	BROWN & YELLOW			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Frl:		Rating:																
GENERAL INFORMATION				WSFlue:		Rating:		Other														
Grade:	C+ - Average (+)			CONDOS INFORMATION				Upper														
Year Blt:	1914	Eff Yr Blt:		Location:				Lvl 2														
Alt LUC:	340	Alt %:	50	Total Units:				Lvl 1														
Jurisdct:	G12	Fact:	.	Floor:				Lower														
Const Mod:				% Own:				Totals	RMS:	5	BRs:	2	Baths:	1	HB:	1						
Lump Sum Adj:				Name:				REMODELING				RES BREAKDOWN										
INTERIOR INFORMATION				DEPRECIATION				Exterior:	No Unit	RMS	BRS	FL										
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Interior:	1	5	2	2										
Prim Int Wal	2 - Plaster			Functional:			%	Additions:														
Sec Int Wall:		%		Economic:			%	Kitchen:														
Partition:	T - Typical			Special:			%	Baths:	1999													
Prim Floors:	3 - Hardwood			Override:			%	Plumbing:														
Sec Floors:	4 - Carpet	40%		Total:	18.6	%		Electric:														
Bsmnt Flr:	12 - Concrete							Heating:														
Subfloor:								General:														
Bsmnt Gar:																						
Electric:	3 - Typical																					
Insulation:	2 - Typical																					
Int vs Ext:	S																					
Heat Fuel:	1 - Oil																					
Heat Type:	1 - Forced H/Air																					
# Heat Sys:	2																					
% Heated:	100	% AC:	50																			
Solar HW:	NO	Central Vac:	NO																			
% Com Wal		% Sprinkled																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 023-0-0001-0025.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
3	Garage	D	Y	1	18X18	A	FR	1930	22.72	T	50	101			3,700			3,700				
More: N				Total Yard Items:				3,700	Total Special Features:								Total:	3,700	AssessPro Patriot Properties, Inc			